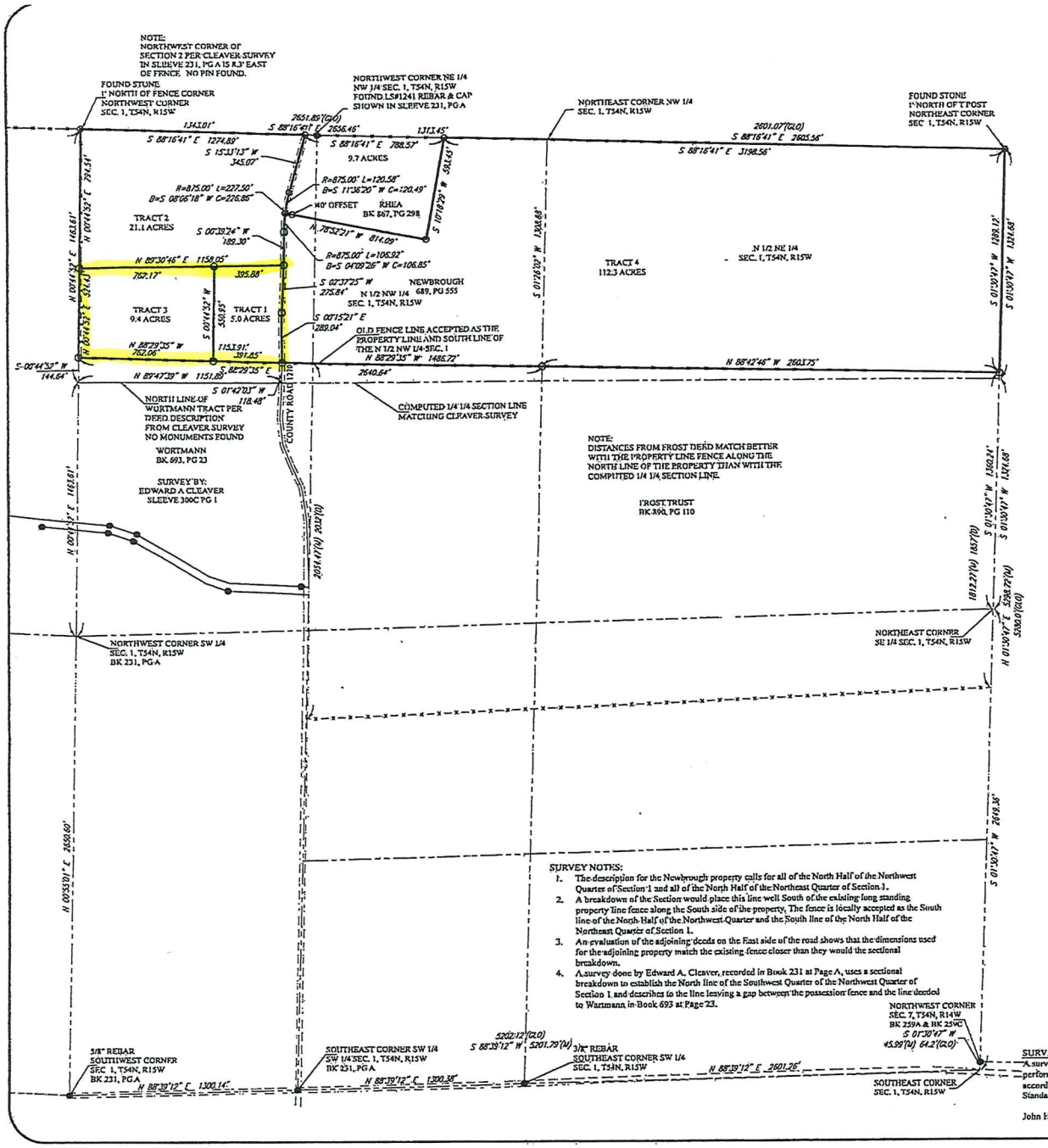
Recording Date/Time: 04/02/2021 at 09:08:27 AM
Book: 612A Page: 1
Instr #: 202111288
Pages: 1
Fee: $24.00 S 202100001189
SCHAEFER SURVEYING, LLC
Mark Price
Recorder of Deeds



TRACT 1:
A tract of land being part of the Northwest Quarter of the Northwest Quarter of Section 1, Township 54 North, Range 15 West of the fifth principal meridian, Randolph County, Missouri, being more particularly described as follows:
Commencing at a Stone marking the Northwest corner of said Section 1; thence along the West line of said Section 1, South 00 degrees 44 minutes 52 seconds West, a distance of 794.54 feet to an iron rod; thence North 89 degrees 30 minutes 46 seconds East, a distance of 762.17 feet to an iron rod and the POINT OF BEGINNING; thence continuing North 89 degrees 30 minutes 46 seconds East, a distance of 395.88 feet to an iron rod at the centerline of county road 1270; thence along said centerline the following two courses, South 02 degrees 37 minutes 25 seconds West, a distance of 275.84 feet to an iron rod; thence South 00 degrees 15 minutes 21 seconds East, a distance of 289.04 feet to an iron rod; thence leaving said centerline, North 88 degrees 29 minutes 35 seconds West, a distance of 391.85 feet to an iron rod; thence North 00 degrees 44 minutes 52 seconds East, a distance of 550.95 feet to the POINT OF BEGINNING, containing 5.0 acres. Subject to that portion currently being used for public roadway.

TRACT 2:
A tract of land being part of the Northwest Quarter of the Northwest Quarter of Section 1, Township 54 North, Range 15 West of the fifth principal meridian, Randolph County, Missouri, being more particularly described as follows:
Beginning at a Stone marking the Northwest corner of said Section 1; thence along the North line of said Section 1, South 88 degrees 16 minutes 41 seconds East, a distance of 1274.89 feet to an iron rod at the centerline of county road 1270; thence along said centerline the following three courses, South 15 degrees 33 minutes 13 seconds West, a distance of 345.07 feet to an iron rod; thence along the arc of a curve to the left, having a radius of 875.00 feet, for a length of 227.50 feet (chord = S08°06'18"W 226.86') to an iron rod; thence South 00 degrees 39 minutes 24 seconds West, a distance of 189.30 feet to an iron rod; thence leaving said centerline, South 89 degrees 30 minutes 46 seconds West, a distance of 1158.05 feet to an iron rod on the West line of said Section 1; thence North 00 degrees 44 minutes 52 seconds East, a distance of 794.54 feet to the POINT OF BEGINNING, containing 21.1 acres. Subject to that portion currently being used for public roadway.

TRACT 3:
A tract of land being part of the Northwest Quarter of the Northwest Quarter of Section 1, Township 54 North, Range 15 West of the fifth principal meridian, Randolph County, Missouri, being more particularly described as follows:
Commencing at a Stone marking the Northwest corner of said Section 1; thence along the West line of said Section 1, South 00 degrees 44 minutes 52 seconds West, a distance of 794.54 feet to an iron rod and the POINT OF BEGINNING, thence North 89 degrees 30 minutes 46 seconds East, a distance of 762.17 feet to an iron rod; thence South 00 degrees 44 minutes 52 seconds West, a distance of 550.95 feet to an iron rod; thence North 88 degrees 29 minutes 35 seconds West, a distance of 762.06 feet to an iron rod on the West line of said Section 1; thence North 00 degrees 44 minutes 52 seconds East, a distance of 524.43 feet to the POINT OF BEGINNING, containing 9.4 acres.

TRACT 4:
A tract of land being part of the North Half of the Northwest Quarter and part of the North Half of the Northeast Quarter all in Section 1, Township 54 North, Range 15 West of the fifth principal meridian, Randolph County, Missouri, being more particularly described as follows:
Beginning at a stone marking the Northeast corner of said Section 1, thence along the East line of said Section 1, South 01 degrees 30 minutes 47 seconds West, a distance of 1289.12 feet to an iron rod; thence North 88 degrees 42 minutes 46 seconds West, a distance of 2603.75 feet to an iron rod; thence North 88 degrees 29 minutes 35 seconds West, a distance of 1486.72 feet to an iron rod at the centerline of county road 1270; thence along said centerline the following four courses, North 00 degrees 15 minutes 21 seconds West, a distance of 289.04 feet to an iron rod; thence North 02 degrees 37 minutes 25 seconds East, a distance of 275.84 feet to an iron rod; thence North 00 degrees 39 minutes 24 seconds East, a distance of 189.30 feet to an iron rod; thence along the arc of a curve to the right, having a radius of 875.00 feet for a length of 106.92 feet (chord = N04°09'26"E = 106.85") to an iron rod; thence leaving said centerline, South 78 degrees 52 minutes 21 seconds East, a distance of 814.09 feet to an iron rod; thence North 10 degrees 18 minutes 29 seconds East, a distance of 593.45 feet to an iron rod on the North line of said Section 1; thence South 88 degrees 16 minutes 41 seconds East, a distance of 3198.56 feet to the POINT OF BEGINNING, containing 112.3 acres.

- GAP LEFT BETWEEN SURVEYS. SEE SURVEY NOTES.

- COTTON GIN SPIKE
- FOUND IRON PIN
- FOUND STONE
- RIGHT-OF-WAY MARKER
- 5/8" REBAR W/PLS 2005000079 CAP
(M) - MEASURED
(R) - RECORD
(D) - DEED
(GLO) - ORIGINAL GLO DISTANCE

0 400 800

BEARINGS ARE MISSOURI CENTRAL GRID BASED ON GPS OBSERVATION

SURVEY NOTES:
1. The description for the Newbrough property calls for all of the North Half of the Northwest Quarter of Section 1 and all of the North Half of the Northeast Quarter of Section 1.
2. A breakdown of the Section would place this line well South of the existing long standing property line fence along the South side of the property. The fence is locally accepted as the South line of the North Half of the Northwest Quarter and the South line of the North Half of the Northeast Quarter of Section 1.
3. An evaluation of the adjoining deeds on the East side of the road shows that the dimensions used for the adjoining property match the existing fence closer than they would the sectional breakdown.
4. A survey done by Edward A. Cleaver, recorded in Book 231 at Page A, uses a sectional breakdown to establish the North line of the Southwest Quarter of the Northwest Quarter of Section 1 and describes to the line leaving a gap between the possession fence and the line deeded to Wurtmann in Book 693 at Page 23.

SURVEYORS STATEMENT
A survey of the property shown hereon has been performed to the best of my knowledge and belief in accordance with the current Missouri Minimum Standards for Property Boundary Surveys.

John H. Schaefer, Missouri P.L.S.#2005000079

STATE OF MISSOURI JOHN H. SCHAEFER NUMBER PLS-2005000079 PROFESSIONAL LAND SURVEYOR

3/12/2021

REFERENCE SURVEYS:
1. 1996; BK 231, PG A, CLEAVER, PLS#1241.
2. 1998; BK 259, PG A & C, CLEAVER, PLS#1241.
3. 2001; BK 300, PG C, CLEAVER, PLS#1241.
4. 2009; BK 437A, PG 2, CLEAVER, PLS#1241.
5. 2016; BK 547B, PG 1, SCHAEFER, PLS#2005000079.

CLIENT: CARL NEWBROUGH
SURVEY ADDRESS: 1861 COUNTY ROAD 1270 HUNTSVILLE, MO
DATE OF SURVEY: MARCH 1, 2021
ACCURACY CLASS: RURAL PROPERTY

ALL DISTANCES AND AREAS SHOWN ARE BASED ON GROUND MEASUREMENTS. PROJECT SCALE FACTOR FOR MISSOURI CENTRAL GRID NAD 83 IS 0.99990198.

FIELD: MGW	DRAWN: JHS	PROJECT #21-023

SURVEY CERTIFICATE OF AUTHORITY LS-2009021550

SCHAEFER SURVEYING, LLC
John H. Schaefer, PLS
30638 Keithbrook Pl.
Macon, MO 63552
PHONE: 660-395-5942
EMAIL: jschaefer@cvalley.net

BOUNDARY SURVEY

N 1/2 NW 1/4 SEC. 1, T54N, R15W
RANDOLPH COUNTY, MISSOURI